

League of Women Voters Bay Area
Board of Directors Meeting
Monday, April 29, 2024 at 6:00 PM

Time	Agenda Item	
6:00 PM	<p>Zoom link https://us02web.zoom.us/j/84505919761</p> <p>This link seen here can be found always at website under Board Briefs: https://my.lwv.org/california/bay-area/board-agendas-minutes-board-briefs</p>	
6:00-6:30	<p>Call to Order (Start Recording.) Establish Quorum by Roll Call</p> <p>I. Presidents Report: brief summary</p> <p>II. Treasurer's Report – See budget report</p> <p>III Update: Nominating Committee for 2024-25:</p> <ul style="list-style-type: none"> • Immediate Nominating Committee priority and determination of candidates for offices of President, Treasurer, Secretary, and Directors (from SF and North Counties) Chair: Madeline Kronenberg, Louise Rothman-Riemer, Phyllis White-Ayanruoh <p>IV Approval of Minutes from past meetings: rotating minutes documentation from Secretary of the Month</p>	<p>Kathleen</p> <p>Leslie</p> <p>Madeline</p>
6:30-7:00	<p>Board Reports</p> <p>--Roma: Report on BAHFA regional housing bond measure to ABAG regarding Independent Citizens Oversight and next steps</p> <p>PMP discussion: Strategies regarding setting fees, proposal at national convention and Biennial Convention. Suggestions for future. Fund raising</p>	
7:00-8:00	<p>Call to LWVBA biennial convention: Zoom meeting new date and time: Friday, June 14, 11:30-2:00</p> <p>Zoom convention featuring LWVBA business, elections, housing policy concurrence, update on Regional Government and Planning study, and guest expert speakers tackling the regional issues of housing, transportation, and community safety with breakouts.</p>	

	<p>Discussion: Contents of Convention Kit (include Regional Study list of agencies and Equity links.</p> <ul style="list-style-type: none"> Speakers on Housing, Transportation and Community Safety 	
	<ul style="list-style-type: none"> Discussion of Housing Policy Positions (result of study by LWVSan Diego and Santa Clara County study review) <u>Proposal: Put Housing Policy to delegates of Biennial Convention for Bay Area concurrence—see attached to agenda for review of our current housing positions and these housing positions to be added. Current Housing Position and San Diego Study attached to email</u> <p>Discussion</p>	Board
7:55	Items for future consideration: tbd by board request	Board
	<p><u>Next Meeting is Monday, May 20, 2024 at 6:00 PM</u></p> <p>Note that the Fourth Monday of the Month for May is Memorial Day, so meeting will occur on the third Monday, May 20</p>	
8:00	Adjourn	
	<p>LWVBA Mission-Vision (ILO) <i>Monitors, educates, and advocates League positions in regional context: observing regional planning and governance and reviewing how decision-making impacts communities, addresses systemic inequities, and promotes transparency, financial accountability and inclusive participation.</i></p>	

Secretary of the Month: Schedule

June-July Retreat	Kathleen
August	Raeena
September	Marieann
October	Madeline
November	Roma
Dec=no meeting	
January	Kathleen
February	Jean Perry
March	Louise
April	Eric
May	Alex

For review Attached below is the summary of Santa Clara County review study of LWV San Diego Housing Policy Study

RE: Summary of Progress of LWV SCC Housing Action Policy committee

To: LWV SCC Housing Action Policy Committee

From: Lisa Ratner, Chair, LWV SCC Housing Action Policy Committee

Date: September 12, 2023

The purpose of our committee is to examine the Housing Action Policy of the San Diego Region and decide whether it is appropriate to adopt it by consensus in order to update our County or local League housing policies. Policies by the County can be used vertically by local Leagues.

From May to September 2023, we began to get answers to our inquiry through emails, telephone calls to Myles Pomeroy and Mary Thompson, and viewing zoom video about the HAP created by LWV San Diego. See <https://www.youtube.com/watch?v=RUDwa1RWPrk>.

Finally, we held zoom meeting with members of LWV San Diego Region on September 8, at 3-4 pm. Attending were LWVSCC Housing Action Policy Update committee members Tracey Edwards and Debbie Timmers (Cupertino/Sunnyvale), Sue Russell, Kevin Ma (Los Altos/MV), Roma Dawson (SJ/SC); Debbie Timmers (), Lisa Ratner (Palo Alto). Linda Price (SWSC) and Steve Levy (Palo Alto) were absent. Guests were Myles Pomeroy (LWV San Diego Region), Mary Thompson (LWV N. County San Diego). Bonnie Packer (Palo Alto) also attended, although she is not a member of the Housing Action Policy committee, but chair of the LWV SCC and knowledgeable about housing issues, having served on the LWV Palo Alto Housing and Transportation Committee.

We wanted to further understand how LWV San Diego and LWV N County San Diego crafted the May 2021 Housing Action Policy (HAP): the qualifications of the committee members; the written reports relied on; what discussions led to the 8 goals of the HAP; what actions were envisioned to carry out the HAP; what revisions have been made.

One outcome of preparing for the meeting and watching the zoom videos was that we realized that the HAP was not simply eight generic policy goals about housing, but included the national, state, regional, and local housing positions, and a separate set of action steps or policies which supported each of the eight goals.

Please refer to the source document, “League of Women Voters San Diego County Housing Action Policy”

<https://docs.google.com/document/d/13w389A27vIMA8fAgDvIjwBE4nXWZtrK6-bNCNGYkNY/edit>

I discuss the main features of the HAP below, but I only discuss in detail the first two Goals and action steps by way of example. Readers should review the full document: the Position in Brief and 8 Goals; the national, state, regional and local positions which support the goals; and the suggested action steps related to each goal.

Background

In 2018, a LWV San Diego committee began work on updating the LWV San Diego Housing Position, last adopted in 1990s. The committee also began updating the Transportation Position, as the housing and transportation policy goals were interrelated. The committee decided not to repeal or amend the existing Housing or Transportation positions, but instead to adopt new Action Policies. League Action Policies are based on existing league positions. Work was completed on each Action Policy (Transportation and Housing) in January and May 2021.

The San Diego Region Housing Action Policy (HAP) integrates existing League national, state, regional, and local positions in one place.

The HAP consists of a Position in Brief, or preface, and 8 policy goals. Each goal is cross-referenced to the national, state, regional, and local positions from which they are derived. The HAP also lists recommended action steps to implement each Goal.

Committee background

The committee updating the San Diego League's Housing positions included Myles Pomeroy, a retired planner for the City of San Diego, with more than 36 years of experience in planning, including 10 years with the city of San Diego, guiding the city through two Housing Elements; Susan Baldwin, a retired planner who specialized in housing for SANDAG, the San Diego Association of Governments, a regional planning organization which coordinates and plans infrastructure projects in the San Diego region; Mary Thompson, a Legislative Analyst for LWVC, an Observer for LWV N. County San Diego's Public Policy committee, and self-educated policy expert; Mary Leyden, a planning consultant, past president of the Urban Land Institute and current ED of Home Aid, a social services nonprofit.

Other committee members felt passionately about the need to address affordable housing. Everyone contributed to the effort. The committee members had broad experience in housing legislation, financing, and interrelationships with other issues such as climate change, transportation, and health.

Written Reports

The HAP relied on a number of written reports which are referenced in the "Resource" section of the HAP. These reports include housing studies by the San Diego Housing Commission, Enterprise Community Partners, and HUD, among other agencies and nonprofits. These written reports contain important background information. For example, the 2020 San Diego Housing Commission report analyzes existing affordable housing units—both subsidized and naturally occurring units-- in the San Diego region, by income affordability level, estimates how much it would cost to preserve them at each income level, and suggests funding mechanisms, such as taxes and bond revenue.

Initial Action Step

The committee's first action step was to create a Housing Committee to begin work on the issues identified in the Housing Action Plan. Initially, it had only San Diego League members. The North

County League voted to join the Housing Committee and the scope of its work has been expanded to include homelessness, based on a 2018 LWV City of San Diego Position on Homelessness.

Structure of the Housing Action Policy:

The “Housing Action Policy” has three parts: I. Position in Brief, and 8 Goals; II. Supporting National, State, Regional, Local Positions; III. Action strategies or Steps for each Goal

Part I.

Position in Brief and 8 Goals

The process of coming up with the 8 policy statements and Position in Brief of the HAP was described by Mary Thompson as “an iterative process” of discussion over several months by the members. The “Action” section then outlined specific strategies and steps to create and preserve housing for all income levels as a foundation for all other economic and social activities.

League of Women Voters, San Diego Region HOUSING ACTION POLICY Adopted May 2021

Position in Brief:

The League of Women Voters of San Diego and North County San Diego recognizes that the price and availability of housing can profoundly affect the public’s well-being, and the region’s quality of life and vitality. The League supports housing as a basic human need and fundamental component of the region’s infrastructure.

To implement the League’s housing position this action policy will outline strategies and steps to create and preserve housing for all income levels as a foundation for all other economic and social activities. Justifying these actions are national, state, regional, and city League positions.

The Housing Action Policy supports these overall goals:

- 1. Create a sufficient affordable housing supply and livable communities for people of all income levels, distributed throughout the region.**
- 2. Preserve existing affordable housing by advocating for preservation incentives, fair tenant and landlord protections, and strategies to address displacement and gentrification.**
- 3. Safeguard equal, equitable, and fair opportunity of access to housing and remedy discriminatory housing practices by advocating for government action at all levels.**
- 4. Promote the use of available and underutilized land resources in compact development patterns that discourage urban sprawl, match jobs and housing, and reduce vehicle miles traveled.**
- 5. Advocate for climate action plans and goals by locating housing near transit and major employment centers, and by the use of sustainable materials and energy sources.**

6. Influence community actions that strengthen the link between housing and health, safety, and well-being, especially when housing costs are 30% or more of a household's income.

7. Promote, maintain, and improve existing infrastructure to fairly distribute costs and amenities to safeguard and benefit the quality of life of all communities.

8. Educate the public about the link between affordable housing and the economic vitality of the region, and how affordable housing developments are designed, maintained, and managed according to accepted standards . 1

1 See Resource section for Housing and Urban Development (HUD) affordable housing standards for design, maintenance, and management.

Part II.

National, state, regional and city positions justifying the 8 Policy Goals are set out, with links to the source documents.

Note that the national and state positions by themselves support the Position in Brief and the 8 policy goals, without needing to reference the County or city positions.

Part III.

Specific strategies and steps are included in the HAP.

Specific strategies and steps to implement the Action Policy are listed by Goal.

Goal #1 reads:

“Create a sufficient affordable housing supply and livable communities for people of all income levels, distributed throughout the region”

and lists 14 strategies. The first five strategies include: create a Housing Committee to implement the goals; monitor the Housing Element Update process in jurisdictions (cities) in the county; monitor implementation of the Housing Element using HCD progress reports; promote adoption of inclusionary zoning in all jurisdictions countywide; advocate for funding at the national, state, regional and local level for affordable housing for lower income households.

The entire list of strategies or actions for Goal #1 is copied below.

Action steps (for Goal #1):

- Create a League Housing Committee to implement the actions in this document
- Pursuant to the Housing Element Update process, monitor individual jurisdictions to ensure that they adopt Housing Elements which accommodate their assigned RHNA goals in all income categories; and have meaningful programs to achieve those goals. This will help ensure that sufficient land is designated and zoned with adequate sites to accommodate assigned RHNA goals.
- Monitor implementation of the adopted Housing Elements using the annual progress reports

submitted to the State Department of Housing and Community Development.

- Promote the adoption of inclusionary zoning in all jurisdictions countywide.
- Advocate for funding at the local, state, and federal levels for affordable housing for lower-income households.
- Zone for more affordable and higher density housing in high opportunity communities.
- Improve the quality of schools & services in low-income communities.
- Broaden zoning in single-family neighborhoods to allow additional forms of housing such as duplexes, rowhomes, townhomes, and bungalow courts.
- Set in-lieu fees at a rate sufficient to incentivize developers to build affordable housing.
- Support policies such as lowering parking requirements for low/moderate income housing, micro-unit projects, and housing located near transit.
- Support innovative housing products and solutions like repurposed shipping containers, modular homes, tiny homes, community land trusts, and co-housing.
- Support policies to simplify and streamline permit approval processes in order to reduce costs and create more certainty in the development approval process.
- Plan future affordable housing opportunities in an equitable manner throughout the region, preferably in mixed-income communities. Discourage concentration of lower-income units in individual communities.
- Support the Housing First policy approach to address the needs of homeless households.

Goal # 2 reads:

“2. Preserve existing affordable housing by advocating for preservation incentives, fair tenant and landlord protections, and strategies to address displacement and gentrification.”

Eight action strategies are listed. The first one is: “Support creation of dedicated source of funding for affordable housing preservation”. The entire list is copied below.

Action steps (for Goal #2)

- Support creation of a dedicated source of funding for affordable housing preservation.
- Support naturally occurring affordable housing (NOAH) incentives for property owners.
- Advocate for the preservation of Single Room Occupancy (SRO) hotels when such properties are proposed for conversion to other uses and support the development of new SRO units.
- Support programs that minimize relocation and displacement impacts of residents and provide rental priority for those affected by redevelopment.
- Fund building code safety and health inspection services sufficiently to monitor and enforce remedial actions to ensure habitable housing for all income levels.
- Balance the development of market-rate multi-family housing with incentives to replace any lost affordable units with new affordable units in the same price range.
- Maintain an appropriate ratio of long-term rental to short-term rental housing units in order to meet permanent housing needs in all income categories.
- Create sufficient incentives to keep vacant units occupied.

Please read the list of actions under each Goal in the source document.

Selection of Action Steps

During our September 8 zoom meeting, Myles Pomeroy told us that the first action step under the HAP was to create a Housing Committee to implement the HAP. The second was to focus on action steps of **promoting the adoption of inclusionary housing county-wide; and preserving existing “affordable housing” which includes both naturally occurring affordable housing (NOAH) and subsidized units.**

With respect to the first action step, the committee has reached out to most of the 18 cities within San Diego County. With respect to the second action step, about a year ago the committee reached out to the San Diego Housing Commission which had issued a 2020 report on financing the preservation of affordable (NOAH and subsidized) housing. The committee intends to follow up with the Housing Commission on this issue.

Should our county League adopt the San Diego Region HAP by consensus?

The HAP is the product of a deep understanding of housing issues, legislation, and policy by the San Diego Region. Housing experts and passionate volunteers spent months discussing what should be in the HAP. The committee relied on a number of expert written resources relating to housing conditions in San Diego and nationally. The quality of the HAP is extremely strong.

LWVC’s policy on consensus allows a League to adopt another League’s positions and Action Policies in whole or in part, and allows editing. Whether the entire position or action policy is adopted depends on whether the topic is generic or specific, whether it relates to local conditions, and if local, how similar those conditions are to the geographic area of the League considering concurrence. For example, policing conditions in Los Angeles might be considered local and not applicable to other regions. Housing issues might be local or generic. The Action Policies or positions could be phrased generically or very specifically. It is crucial to understand the conditions which the policies or positions are trying to address.

The HAP’s Position in Brief and eight policy statements are generic and broad. Although there are some differences between housing conditions in the San Diego Region and Santa Clara County, most of the issues are the same: a severe lack of low and moderate income housing due to high land costs, high construction costs, lack of adequate or available financing, restrictive land use or zoning policies, and opposition from neighbors, resulting in extreme housing cost burden for low and moderate income households. The difference between Santa Clara County and the San Diego region is that conditions are more severe in Santa Clara County, due to higher land prices, higher development costs, higher demand for housing due to higher income levels. I welcome any committee members who feel differently to let me know.

Because of the generic nature of housing conditions and the language used in the HAP, I believe our committee should recommend the adoption by concurrence of the HAP’s Position in Brief and Eight Policy Goals. I believe this concurrence should include the national and state policies which are cited by the HAP. I’m not sure that we need to refer to the San Diego regional and local positions, as the generic statements of the Eight Policy Goals are well-supported by the national and state positions. I’ve taken look at our (Palo Alto’s) local housing positions to see how they relate to the eight goals and to the broad policy statements. I think they relate well and do not suggest radically different

circumstances. Our local position needs updating, though, and the eight goals and broad policy statements of the HAP would be very helpful.

By locating important League housing positions **in one place** the Position in Brief and the Eight Policy goals make it much easier for the County League and local Leagues to advocate on important, current housing issues such as fair tenant and landlord protections, inclusionary zoning, housing preservation, displacement, climate, health, private and public financing, and transportation. The Position in Brief states:

“The League of Women Voters of San Diego and North County San Diego recognizes that the price and availability of housing can profoundly affect the public’s well-being, and the region’s quality of life and vitality. The League supports housing as a basic human need and fundamental component of the region’s infrastructure.

To implement the League’s housing position this action policy will outline strategies and steps to create and preserve housing for all income levels as a foundation for all other economic and social activities. Justifying these actions are national, state, regional, and city League positions.”

This policy statement characterizes housing not as a commodity, but as part of infrastructure, as a basic human need, and that its price and availability profoundly affect the public’s well-being and quality of life and vitality. This statement has policy implications which go beyond the focus on supply and demand as a proposed primary regulator of price and availability. It allows the League to advocate for inclusionary zoning, housing preservation, consideration of climate, health, and transportation goals, new types of financing, public/private partnerships, and the public sphere as housing developer when market forces fail.

Do we need to also adopt the action steps under each goal? The action steps supporting each goal are very important to implement and guide Leagues in their education and advocacy. I believe for the most part, they are applicable to Santa Clara County. However, I have not taken a close look at all of them.

I suggest the following process:

This committee recommend at the next County League Board meeting to Adopt the Policy in Brief and Eight Policy Goals, supported by the national and state positions, by concurrence, with the understanding that the committee will further examine the action steps for each goal as set for the by the HAP to make sure they are appropriate for local conditions. It may be that we will want to edit the action policies to make them more or less generic, or add generic policies committee members believe would be useful.

Let me hear your comments on this proposal.

Lisa